



NOTICE OF PUBLIC HEARING

PURSUANT TO ARS Sections 39-204 & 9-462.04, NOTICE IS HEREBY GIVEN OF PUBLIC HEARING in the Town of Gilbert, Arizona, relating to the following requests for changes in land use regulations:

GP13-01 - Minor General Plan amendment to change the land use classification of approximately 9.00 acres of real property, generally located south of the southeast corner of Gilbert Road and Germann Road from Business Park to General Commercial land use classification. The effect of this amendment will be to change the plan of development for the property to allow commercial development.

Z13-01 - Amend Ordinance No. 1455 to remove approximately 9.00 acres of real property generally located south of the southeast corner of Gilbert Road and Germann Road from the Santan Towne Center Planned Area Development (PAD) and to rezone said real property from Town of Gilbert Business Park (BP) zoning district with a Planned Area Development (PAD) overlay zoning district to General Commercial (GC) zoning district with a Planned Area Development (PAD) overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office, and to amend conditions of development in the General Commercial (GC) zoning district as follows: (1) increase the space between parking lot landscape islands; (2) modify requirements for parking lot lighting; (3) modify building setback and perimeter landscape area requirements along the north side; (4) reduce the amount of tall vegetation in the front retention basin; (5) increase height of monument signs. The effect of the rezoning will be to increase the amount of general commercial use and to modify development standards to provide continuity of development and signage with the existing commercial center.

The applications and project files may be viewed by the public Monday through Thursday, 7:00 am to 6:00 pm at the Town of Gilbert, Planning and Development Services office located at 90 East Civic Center Drive, Gilbert, AZ. Written comments may be sent to Town of Gilbert, Planning and Development Services, 90 East Civic Center Drive, Gilbert, AZ 85296. Written comments may also be submitted at the public hearing. Any interested person may appear and be heard at the following public hearing:

The Town Council will hold a public hearing and discussion on Zoning matters set forth above, and may vote to approve, approve with conditions, or deny the requests set forth above at its meeting on:

**Town Council: Thursday, March 21, 2013 at 7:00 p.m.
Gilbert Municipal Center, Council Chambers, 50 East Civic Center Drive, Gilbert, AZ**

Catherine A. Templeton, Town Clerk